

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

COMMUNITY PLANNING AND GRANTS DIVISION

REQUEST FOR
PROPOSALS

PUBLIC
HEARING#2

THURSDAY 05,
JANUARY 2017.

THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)



HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD is working to strengthen the housing market to bolster the economy and protect consumers; meet the need for quality affordable rental homes; utilize housing as a platform for improving quality of life; build inclusive and sustainable communities free from discrimination, and transform the way HUD does business.



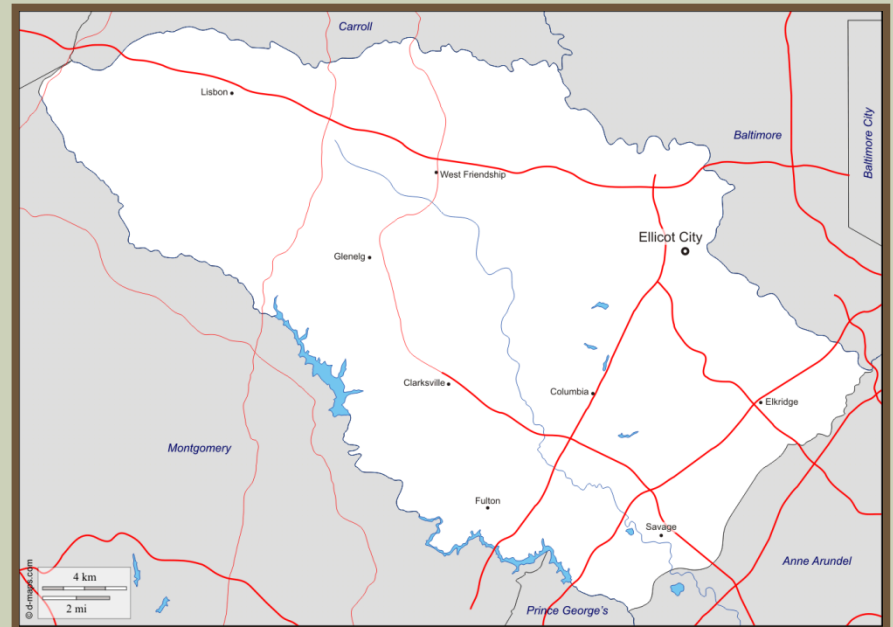
THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

- Department of Housing and Urban Development (HUD) is the federal agency responsible for managing Entitlement funds.
- Community Planning and Development (CPD) is the program office responsible for allocating and administering these funds to local jurisdictions.
- CPD awards over \$4 billion in entitlement funds annually in CDBG, HOME, ESG and HOPWA programs.
- The CPD also awards approximately \$1.95 billion annually in homeless assistance competitive grants through the CoC Program.



HOWARD COUNTY'S ANNUAL ALLOCATION

- Entitlement funds are given to states, local jurisdictions, urban counties and cities
- Community Development Block Grant (CDBG) - \$1.0 million
- HOME Investment Partnership Program - \$300k

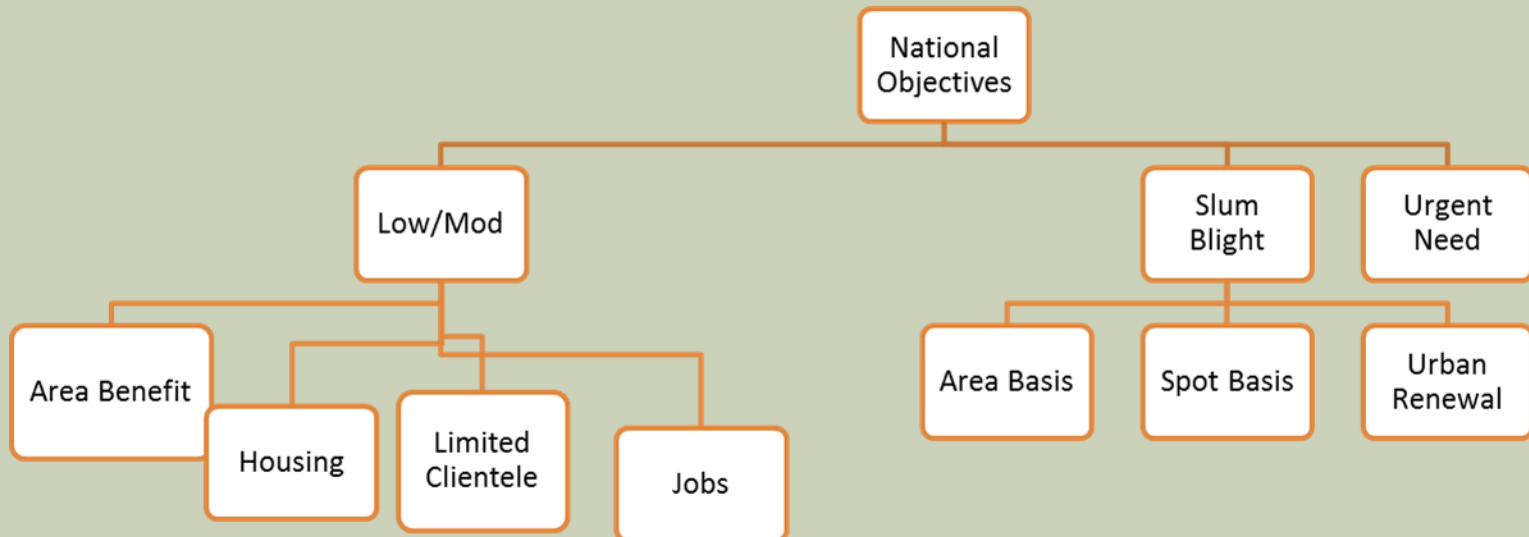


COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS

- Community Development Block Grant is an Entitlement Program that provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; [42 U.S.C.-5301](#) et seq.

HUD'S NATIONAL OBJECTIVES

- Benefit to low- and moderate income (LMI) persons;
- Aid in the prevention or elimination of slums or blight; and
- Meet a need having a particular urgency (Urgent Need)



USES OF CDBG FUNDS

- Demolition
- Acquisition
- Disposition
- Clearance and demolition
- Homeowner Rehabilitation
- Historic Preservation
- Public Facilities
- Community Based Development Organizations
- Planning and Administration
- Public Services
- Fair Housing Activities



Bridges to Housing Stability has been in Howard County for over 26 years.

Landlord Engagement PROGRAM

OPENING DOORS. ONE FAMILY AT A TIME.

Landlord Benefits:

- Timely rent payments
- Access to program liaison to address tenant concerns
- Bi-monthly home inspections
- Cut Costs: NO advertising costs


What does Bridges Offer?

- Security deposit or first month's rent
- Tenant success education workshops
- Tenant-Landlord mediation
- Case Management for initial year of lease
- Quarterly roundtable sessions for landlords

Bridges to Housing Stability, Inc.
9520 Berger Road #311 • Columbia, MD 21046
410-312-5760

To learn more about this exciting opportunity
call 410-312-5760 ext. 114
or email kim@bridges2hs.org

FFY16 – Landlord Engagement Program Bridges to Housing Stability, Inc. Educate Landlords to find out why hesitant to rent to Low-income County residents. Introduce ways to alleviate risk to Landlord and to overcome other obstacles shared by the Landlords



We need your input about
FAIR HOUSING

Your feedback at one of our **public input meetings** will be used to draft an Assessment of Fair Housing – an official report to the federal government that identifies **fair housing issues in Richland County**, as well as sets **goals and priorities**. Join us at an upcoming community meeting as we help pave the way for **fair housing for everyone** in Richland County.

You can also give input by taking a **fair housing survey online** at:
<https://www.research.net/r/2016RichlandCountyFHSurvey>

**FAIR
HOUSING**
CDBG
Investment
\$100,000



HOMEWORK CLUB

**CDBG Award
Investment**

\$30,000

**Department of
Recreation and
Parks**



ROGER CARTER RECREATION CENTER

CDBG
Investment
\$200,000
annually

**LEOLA
DORSEY
RESOURCE
CENTER/
SINGLE
EFFICIENCY
APARTMENTS
(SEA)**

**CDBG
Investment
\$250,000 in
pre-
construction
costs.**



CONTINUUM OF CARE (COC)

- CoC: National: \$1.95 billion to almost 7,600 programs
 - Maryland: \$48,235,071 to 194 programs
 - Howard County: \$785,410 for seven projects
- Continuum of Care:
 - “Is designed to promote communitywide commitment to the goal of ending homelessness by providing funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families...”

EMERGENCY SOLUTIONS GRANT (ESG)

- Maryland, FY16: \$1,056,568.00
- Howard County: \$127,199
- The ESG program provides funding to:
 - “Engage homeless individuals and families living on the street; Improve the number and quality of emergency shelters for homeless individuals and families; Help operate these shelters; Provide essential services to shelter residents; Rapidly re-house homeless individuals and families; and Prevent families and individuals from becoming homeless.”

<https://www.hudexchange.info/programs/esg/esg-requirements/>

HOME INVESTMENT PARTNERSHIP FUNDS (HOME PROGRAM)

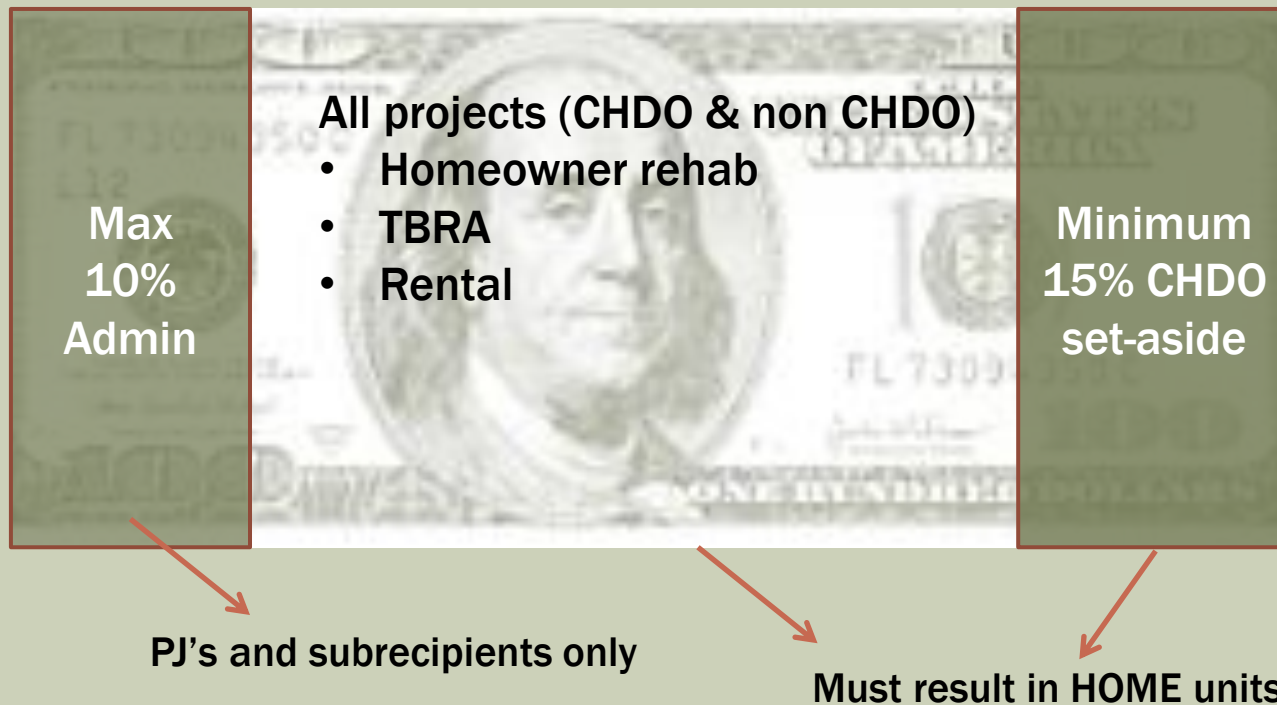
- The goal of HOME program funds is simply to create affordable housing units for **low, very low** and **extremely low** income persons in our communities.
- Low income = 80% AMI
- Very low income = 50% AMI
- Extremely low income = 30% AMI
- HUD encourages jurisdictions to
 - leverage private/public partnership
 - expand the capacity of nonprofit housing providers
 - and to strengthen the ability of State and local governments to provide housing,



USES OF HOME PROGRAM FUNDS

- Acquisition
- Demolition
- New Construction
- Project Soft Costs
- Loan Guarantees
- Housing Rehab
- Down payment & Closing cost assistance
- Planning and Administration of the Program
- Broadband Infrastructure

PJ ANNUAL ALLOCATION BREAKDOWN



COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO)

- 15% of the HOME funds are reserved for **CHDO**
- To qualify as a **CHDO**, HUD has provided certain criterion such as;
 - Legal Structure; a CHDO should be organized under State law
 - Independence;
 - Accountability to the low-income community
 - Capacity and Experience
- Be designated as a 501 3(c) non-profit from the IRS
- Take on the role as **owner, developer or sponsor** of affordable housing for the community it serves

HOME SUBSIDY

Per 24CFR Pt92.250(b) of the HOME Rule, a PJ may not invest any more HOME funds, alone or in combination with other governmental assistance, than is necessary to provide quality affordable housing that is financially viable through the affordability period.

In addition, the PJ must ensure that the return to the owner or developer is reasonable and does not exceed the PJs established standards based on the size, type and complexity of the project.”



AFFORDABILITY PERIODS

HOME Activity	HOME Investment Per Unit	Length of Affordability Period
Homebuyer * and rental housing acquisition and/or rehabilitation	Less than \$15,000	5 years
	\$15,000 - \$40,000	10 years
	More than \$40,000	15 years
New construction of rental housing	Any \$	20 years
Refinancing of rental housing	Any \$	20 years



HOME PROGRAM CHDO PROJECT

HOME
Investment
\$398,000.00



BURGESS MILL STATION

Resulted in 11
HOME-assisted
units

Investment
\$620,000



THE COTTAGES AT GREENWOOD

9 HOME –
Assisted
HOMEBUYER
UNITS

HOME
Investment
\$220,000

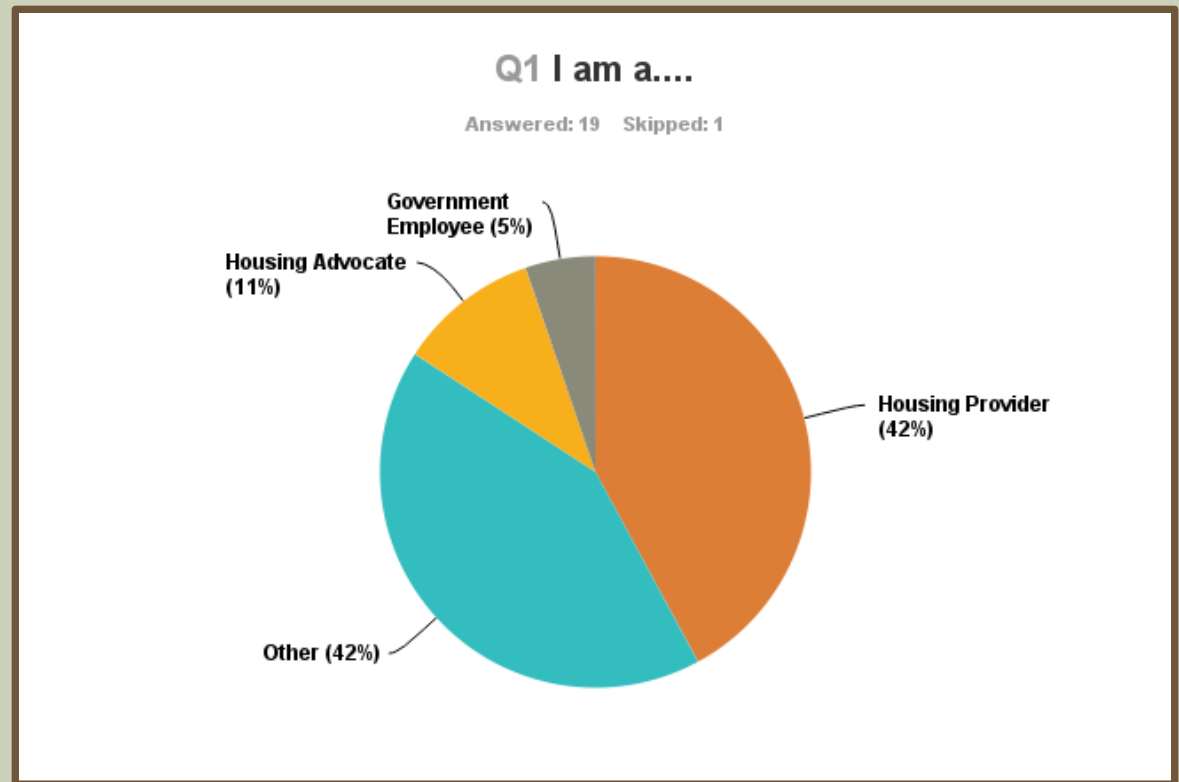
CODE OF FEDERAL REGULATIONS

- CDBG Program Rules: 24 CFR Pt 570
- HOME Program Rules: 24 CFR Part 92
- Continuum of Care Regulations: 24 CFR Part 578
- ESG Regulations: 24 CFR Part 576
- www.hudexchange.info
- www.hud.gov



ANNUAL ACTION PLAN SURVEY RESULTS

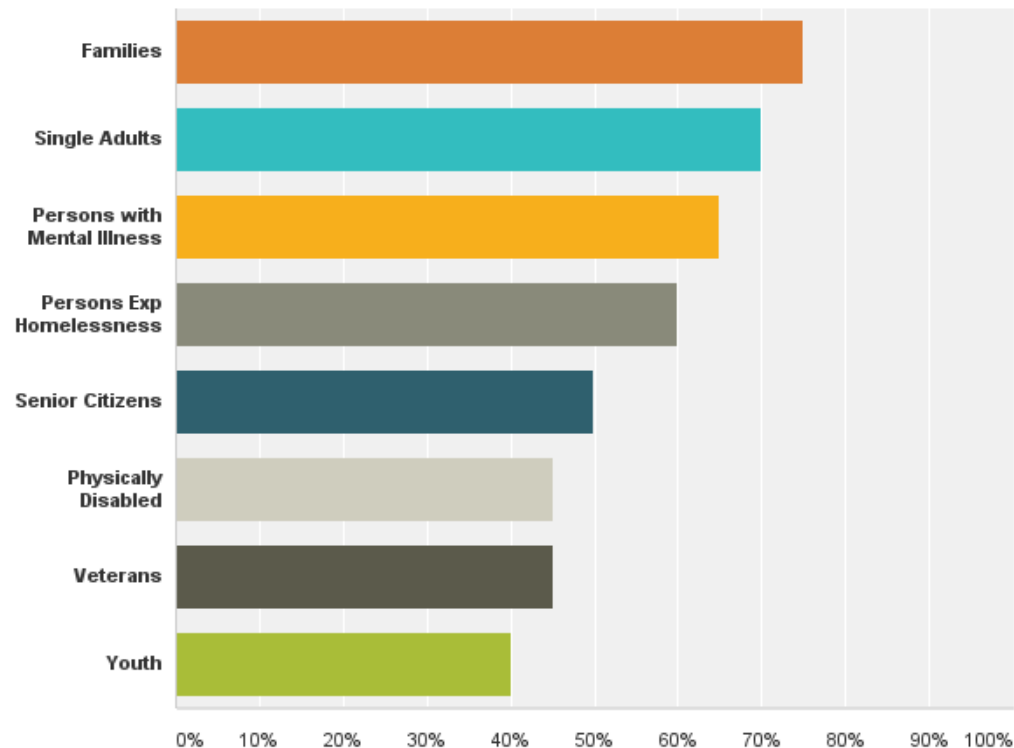
- 20 Respondents
- 95% worked with persons all throughout Howard County
- Respondent pool (see chart)



POPULATIONS MOST SERVED BY RESPONDENTS

Q4 What population/s does your organization serve? Check all that apply.

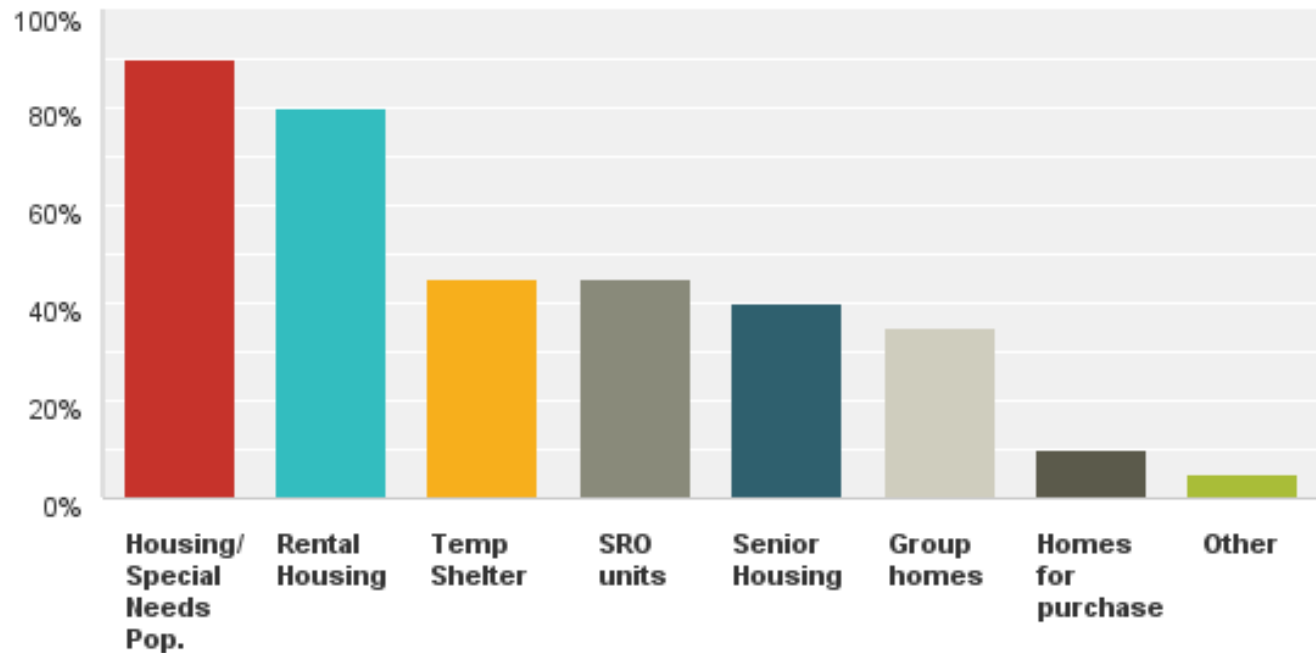
Answered: 20 Skipped: 0



HOUSING TYPE/S MOST NEEDED IN HOWARD COUNTY

Q6 What housing type/s are most needed in Howard County? Check all that apply.

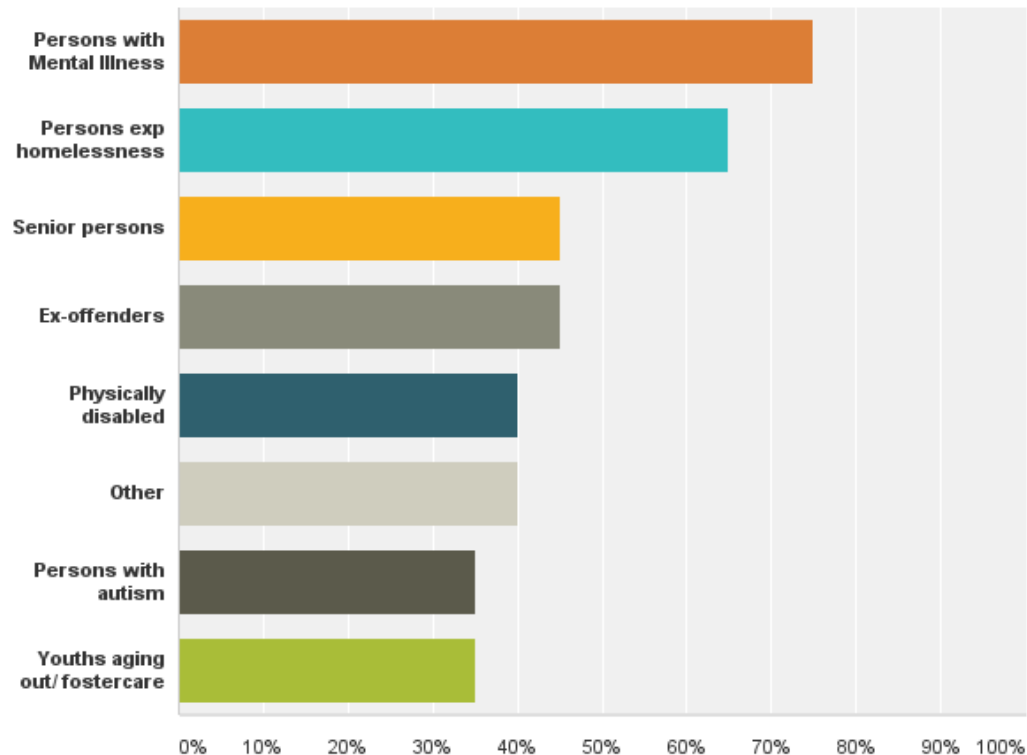
Answered: 20 Skipped: 0



POPULATION/S MOST IN NEED OF AFFORDABLE HOUSING

Q8 What populations most need affordable housing? Check all that apply.

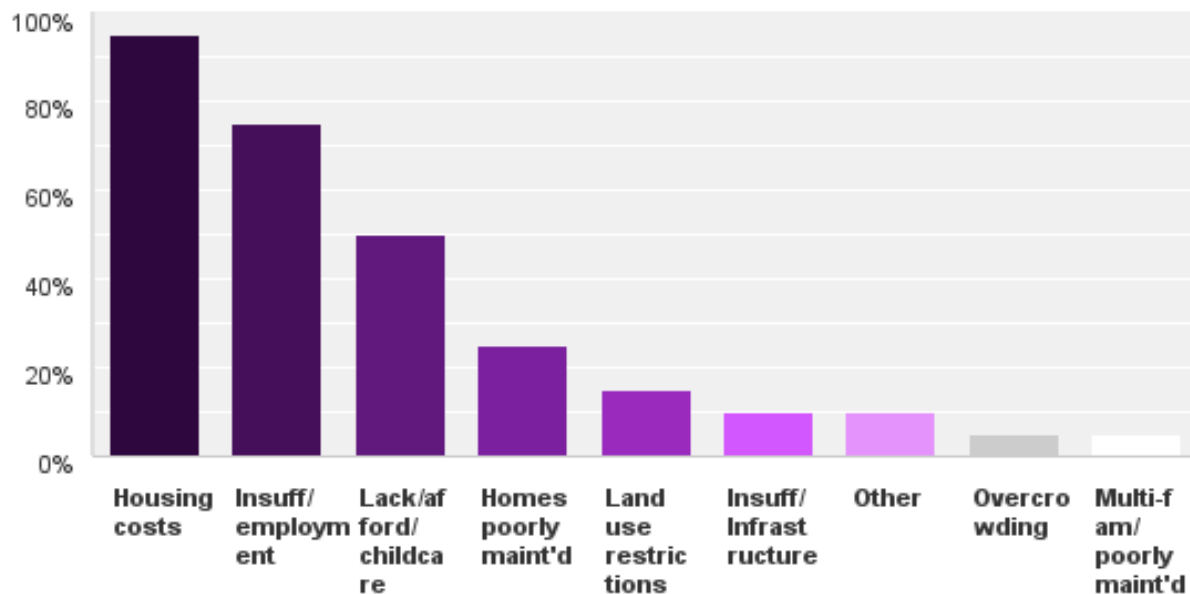
Answered: 20 Skipped: 0



THE BIGGEST BARRIER IS....

Q11 Of the clients that you serve, what are some of the barriers to affordable housing that they currently face? Check all that apply.

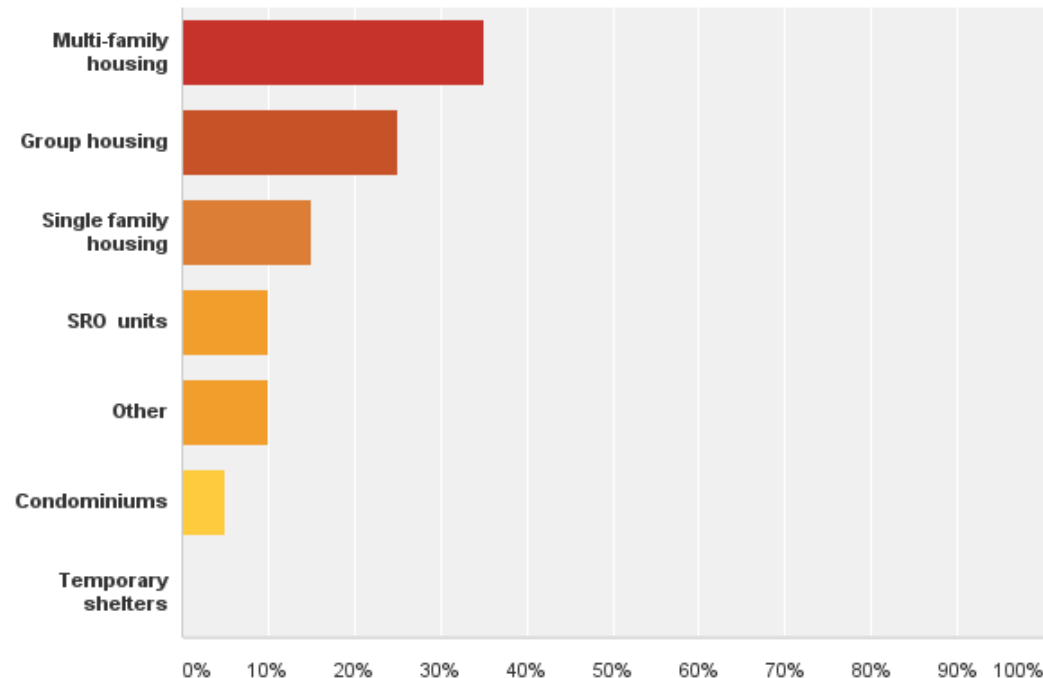
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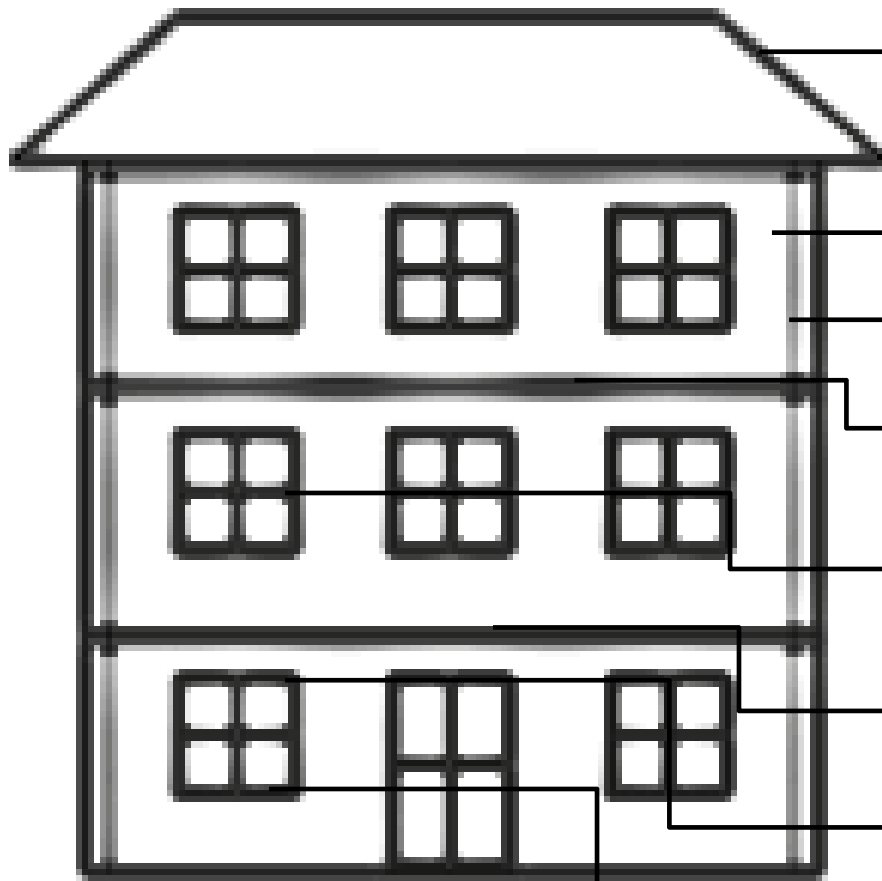
MOST BENEFICIAL HOUSING TYPE

Q12 Considering the clients that you serve, what type of housing do you think will most benefit the County and this population?

Answered: 20 Skipped: 0



IF I COULD I WOULD....



"Consider the placement of apartments and other low cost housing throughout the County"

"Intentional Intergeneration Housing"

"Prioritize special needs housing"

*"Increase flexibility in land use planning
And provide incentives for achieving the
public good, like connected communities"*

*"Provide more low cost housing similarly
to dorm rooms"*

*"More rental subsidies, more
employment opportunities."*

"More housing for minimum wage earners"

*"More creative housing options; co-housing and room
rentals."*

APPLICATIONS

- Due on January 27, 2017 @ 3:30pm
- 1 original and 3 copies
- All attachments are due with the application
- Late submissions will not be accepted!
- Grant Review Committee convenes on January 30, 2017
- Recommendations made to Director on February 10, 2017
- Conditional Letters in mid-May 2017 after County Council's approval

QUESTIONS???

